Dealt with by: Dr. D. McCrory / D. Colgan **Our Ref:** PC_2016_698

Direct Dial: (01538) 395400 **ext:** 4413 **Your Ref:** SMD/2016/0698

Email: daniel.mccrory@staffsmoorlands.gov.uk **Date:** 20th December 2016

MEMORANDUM: PLANNING CONSULTATION

PROPOSED DEVELOPMENT: Change of use from dog boarding kennels to shepherds hut holiday lets, shower block, car park and access

LOCATION: Holly Grove Farm Thorney Edge Road Bagnall Staffordshire ST9 9LA Stoke-on-trent

Potential Areas Of Environmental Concern.

1. Noise: Construction
2. Noise: Operational
3. Artificial Lighting
4. Foul Drainage?
5. Dust (Advisory)
6. Waste (Advisory)

General Comments.

Nuisance: The proposed development is near to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonably disruption to the neighbour's enjoyment of their properties.

The Environmental Health Department have no objection to the proposed development subject to the following conditions being applied to any permission granted -

Noise

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Foul Drainage – Septic Tank

The foul drainage from the proposed development shall be discharged to a septic tank and soak away system which meets the requirements of British Standard BS 6297:1983 and which complies with the following:

a. There is no connection to any watercourse or land drainage system and no part of the soak away system is situated within 10 metres of any ditch or watercourse.

b. Porosity tests are carried out to the satisfaction of the Local Planning Authority to demonstrate their suitable subsoil and adequate land area is available.

Reason: *To prevent pollution of the water environment.*

3. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation.

Reason: *To protect the local amenities of the local residents by reason of excess of luminance.*

4. Amplified Sound

No means for the amplification of voice or music whatsoever shall be used outside the ancillary buildings. No amplified sound/ and or music shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *The protection of the amenities of the surrounding area and the occupiers of nearby residential properties.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior any demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/

- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

- The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf

- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

Regards,

Daniel McCrory, Denis Colgan